

TRIGG COUNTY PROJECT DEVELOPMENT BOARD

Minutes of meeting held on April 12, 2006 AT 4:00 P.M. at Trigg County Courthouse Annex, Main Street, Cadiz, Kentucky 42211

Members present:

Berlin Moore, County Judge Executive; Kevin Stroud, Fiscal Court Representative; Pam Perry, Circuit Court Clerk; Bill Cunningham, Circuit Judge; Woody Woodall, Kentucky Bar Association Representative. Dolores Smith AOC Representative notified the secretary that she would be unable to attend due to her involvement in a job-related mandatory training program.

Others Present:

Vance Mitchell, AOC Project Manager; Dennis Arthur, Project Architect for CMW, inc.; Lucas Chestnut with Renaissance; Alan Watts, WKDZ; Eric Snyder and Cindy Mitchell, Cadiz Record; Larry Davis with Harshaw Trane;

The meeting was called to order by Judge Moore who explained that Kevin Stroud and Vance Mitchell were running a little late but would be attending. A quorum being present, the meeting convened.

Judge Moore called for motion for approval of last meeting's minutes. Motion by Woody Woodall and seconded by Pam Perry that the March 2006 minutes, copies of which have been reviewed by all members, be approved. By unanimous vote, the minutes were accepted and approved by the board.

Judge Moore gave the committee an update from Chris Bowling on the interim financing by the fiscal court. There were two bids received, one from Heritage Bank and one from Integra Bank. He advised that the fiscal court would be doing bond documents during the month of May and reviewing the bids to allow for the interim financing.

Judge Moore turned the meeting over to Dennis Arthur to address the two sites he was given to look at and investigate. Dennis advised the board he would have to mail them a matrix since he did not make it to the meeting with it. He stated he actually investigated three sites, as follows:

- 1) Existing Courthouse Site;
- 2) Site at end of Main Street where 139 comes back around;
- 3) Block immediately above #2) site.

His basic conclusion was that the existing courthouse site is the better of the three sites looked at because of proximity to the downtown area which is an AOC requirement. Also, the utility access and site drainage is better on that site. Dennis stated that the second site is probably the least desirable because of the grade change and what is located around the site as far as how the building

could be fronted. Sites 2) and 3) had undesirable relationships to the properties across the streets with the exception of the park which would be a nice view. Existing courthouse has desirable properties already around it and is, hands down the best site taking into consideration all requirements. He stated that all three have problems from a parking standpoint and he felt there would be no parking on the property which is a problem. If sites 2) and 3) were combined, there would be ample parking but the grade would be a problem because of extreme slope. He stated that parking is always a problem in urban sites. He felt if the present location of the clerk's office were demolished and that space used for a parking lot that would work well with existing courthouse site and give good access. Present courthouse site might require a 3-story building which presents no problem because there is already an elevation change from one street to another. Lower level could be used for storage, a sally port and non-program areas that take up a lot of space. Another reason the present courthouse site would be preferable is because the other properties might not be for sale and eminent domain proceedings might have to be had which would delay the project. Dennis gave each board member a core drilling report which was done to see if a cave was below the property. Property was drilled far below what would be needed for proposed property and no sinkholes or ground water were found, just stiff clay. If there is a cave under the property it is much deeper than suspected. The soil there can certainly hold the structure – there's one there now. Less earth would have to be moved since present building already has the basement. Other sites would require a lot of demolition. Dennis assured the board the building of 32,000 square feet would fit on the site even though the footprint would be larger.

Judge Moore stated that the city has agreed to work with the county on a parking lot adjacent to the property. He further stated for the board's information, that he had received a clearance letter from someone stating that the old Gulf station on one of the other sites is okay and he also thought the old tire store on site 2) had been cleaned up.

Judge Cunningham asked if AOC required any certain number of parking spots. Dennis said no, except staff and juror parking are always given priority.

Dennis handed out copies of the Project Status Report from the Facility Standards Committee at the AOC which was discussed by the board

Pam Perry asked if any other sites could be looked at. Judge Cunningham and Woody Woodall stated that the board did that at the last meeting and prioritized the sites for the architect to investigate. Kevin Stroud asked if Dennis spoke with Mrs. Johnson. Dennis stated he did not talk to any of the landowners since the board needed to make a decision before that was done.

Judge Moore stated that the Christian Church had contacted him with an offer to share their parking area with the new center.

At this point in the meeting, Vance Mitchell with the AOC showed up and was brought up to date on what had already transpired at the meeting. Judge Moore asked Vance to explain the budget reduction for the project of 1.7%. Vance explained that the new figure the project would be working with would be \$10,244,000.00 and could not offer a reason for the reduction. He stated that projects for judicial centers in other counties had changed and it was a budget thing. Judge Moore asked if this deficit amount would be spread across other allocations. Vance advised the board that the \$10,244,000.00 amount would be used wherever it is needed.

Pam Perry went over all other sites that had come before the board and asked if the board could go back to the other sites or if the three sites presented by the architect were it.

Vance asked Dennis to catch him up on the sites explored. Dennis did so and reiterated to the board that it can look at and seek out any property to look at and consider.

Judge Moore stated that the board prioritized sites at the last meeting and gave the architect sites to look at. Judge Cunningham stated that the courthouse seemed to be the favored site and probably could not be used for anything else. He stated that needed repairs have not been made because of the potential of a new facility.

Judge Moore stated that the transition to the new facility is going to be a nightmare and everyone will have to sacrifice for the good of all.

Judge Cunningham made a motion that the site of the current courthouse be selected as the site for the new judicial center. Woody Woodall seconded the motion. Judge Moore called for further discussion and asked Vance if the architect encountered problems when the project is started, would the board be able to go back and look at other sites. Vance said yes. Judge Moore called for a vote on the motion.

By unanimous vote of the board, the site of the current courthouse was selected as the site for the new judicial center.

Judge Moore asked what the next step in the project would be. Vance said a survey of the property would be made. Dennis asked how the survey should be handled. Judge Moore stated he would give Dennis three names to choose from so he could move forward with the survey and present results to the board at the May meeting. Judge Moore asked for the board's input on names of local surveyors to give to Dennis.

Larry Davis asked the board if he could bring his scout troop to the next board meeting and was told, they would be very welcome to come.

Motion by Woody Woodall to adjourn was seconded by Pam Perry.

By unanimous vote, by all board members standing, the meeting was adjourned.
Next meeting will be May 10, 2006 at 4:30 p.m.

Nell Weer, Secretary
Trigg County Project Development Board.

Attachments:

- 1) Core Drill Report
- 2) AOC Facility Standards Committee Status Report